

# SAN ANTONIO PLANNING COMMISSION AGENDA

\*      **June 9, 2004**      \*

**2:00 P.M.**

Heriberto Herrera – Chairperson  
 Susan M. Wright – Vice Chairperson  
 Mitch E. Meyer – Chairperson Pro Tem  
 James Darryl Byrd                      Murray H. Van Eman  
 Cecilia Garcia                          Robert Hanley  
 Amelia Hartman

Worksession 1:30 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)

1.      2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2.      Roll Call

3.      **PUBLIC HEARINGS**

**PUDS: (Planned Unit Developments)**

- |    |                |  |            |                |
|----|----------------|--|------------|----------------|
| a. | <b>02-014A</b> | <b>Cedar Creek South (Amendment) PUD Plan</b><br>(Northwest of the intersection of Loop 1604 and Kyle Seale Parkway on Kyle Seale Parkway) | <b>OCL</b> | <b>513 B-5</b> |
| b. | <b>03-025</b>  | <b>Cambridge PUD Plan</b><br>(On the north side of Hausman Road, west of Babcock Road)   | <b>8</b>   | <b>513 C-8</b> |

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

\*Plat numbers 010481 and after are subject to the 2001 Unified Development Code process.

- |    |               |                              |          |                |
|----|---------------|------------------------------|----------|----------------|
| c. | <b>03-026</b> | <b>Fountainhead PUD Plan</b> | <b>8</b> | <b>549 C-7</b> |
|----|---------------|------------------------------|----------|----------------|

(On the east side of Fountainhead Drive, south of I.H. 10)

- |    |        |   |            |                |
|----|--------|---|------------|----------------|
| d. | 03-027 | <b>Century Oaks PUD Plan</b><br>(Northeast of the intersection of Evans Road and Cibolo Canyon)     | <b>OCL</b> | <b>485 B-4</b> |
| e. | 04-008 | <b>Champion Village PUD Plan</b><br>(On the north side of Stone Oak Parkway, west of U.S. Hwy. 281) | <b>9</b>   | <b>483 C-4</b> |
| f. | 04-011 | <b>Fuentes Property PUD Plan</b><br>(North of Wildernerness Oaks and Mountain Lodge Road)           | <b>OCL</b> | <b>483 C-1</b> |
| g. | 04-015 | <b>Las Plazas PUD Plan</b><br>(On the east side of Stone Oak Parkway, south of Knights Cross)       | <b>9</b>   | <b>482 E-7</b> |

**PLAT w/ written notification**

- |    |        |   |          |                |
|----|--------|---|----------|----------------|
| h. | 030440 | <b>Torchia</b><br>(At the corner of Rice Road and Semlinger Road) | <b>2</b> | <b>618 F-7</b> |
|----|--------|---|----------|----------------|

**PLAT w/o written notification**

- |    |        |   |           |                |
|----|--------|---|-----------|----------------|
| i. | 030508 | <b>Fonseca</b><br>(On the west side of Palo Alto, approximately 365' to Aragon Blvd.)                 | <b>4</b>  | <b>681 C-4</b> |
| j. | 040117 | <b>Braun Oaks Unit 8</b><br>(At the northeast corner of Braun Road and Tezel Road)                    | <b>7</b>  | <b>547 B-5</b> |
| k. | 040173 | <b>Cheyenne Valley Unit 4</b><br>(Along the southwestern extension of Bronco Way from Campstool Road) | <b>10</b> | <b>553 C-5</b> |
| l. | 040221 | <b>Sonterra Park III</b><br>(On the east side of Hardy Oaks, 295' north of Loop 1604)                 | <b>9</b>  | <b>514 A-2</b> |

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**CONSENT AGENDA**

**PUBLIC HEARING FOR ITEMS 4 – 14 HELD ABOVE:**

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|----|---------|--|------------|----------------|
| 4. | 02-014A | <b>Cedar Creek South (Amendment) PUD Plan</b><br>(Northwest of the intersection of Loop 1604 and Kyle Seale Parkway on Kyle Seale Parkway) | <b>OCL</b> | <b>513 B-5</b> |
| 5. | 03-025  | <b>Cambridge PUD Plan</b>  | <b>8</b>   | <b>513 C-8</b> |

(On the north side of Hausman Road, west of Babcock Road)

- |     |               |   |            |                |
|-----|---------------|---|------------|----------------|
| 6.  | <b>03-026</b> | <b>Fountainhead PUD Plan</b><br>(On the east side of Fountainhead Drive, south of I.H. 10)            | <b>8</b>   | <b>549 C-7</b> |
| 7.  | <b>03-027</b> | <b>Century Oaks PUD Plan</b><br>(Northeast of the intersection of Evans Road and Cibolo Canyon)       | <b>OCL</b> | <b>485 B-4</b> |
| 8.  | <b>04-008</b> | <b>Champion Village PUD Plan</b><br>(On the north side of Stone Oak Parkway, west of U.S. Hwy. 281)   | <b>9</b>   | <b>483 C-4</b> |
| 9.  | <b>04-011</b> | <b>Fuentes Property PUD Plan</b><br>(North of Wildernerness Oaks and Mountain Lodge Road)             | <b>OCL</b> | <b>483 C-1</b> |
| 10. | <b>04-015</b> | <b>Las Plazas PUD Plan</b><br>(On the east side of Stone Oak Parkway, south of Knights Cross)         | <b>9</b>   | <b>482 E-7</b> |
| 11. | <b>030508</b> | <b>Fonseca</b><br>(On the west side of Palo Alto, approximately 365' to Aragon Blvd.)                 | <b>4</b>   | <b>681 C-4</b> |
| 12. | <b>040117</b> | <b>Braun Oaks Unit 8</b><br>(At the northeast corner of Braun Road and Tezel Road)                    | <b>7</b>   | <b>547 B-5</b> |
| 13. | <b>040173</b> | <b>Cheyenne Valley Unit 4</b><br>(Along the southwestern extension of Bronco Way from Campstool Road) | <b>10</b>  | <b>553 C-5</b> |
| 14. | <b>040221</b> | <b>Sonterra Park III</b><br>(On the east side of Hardy Oaks, 295' north of Loop 1604)                 | <b>9</b>   | <b>514 A-2</b> |

**PLATS:**

- |     |               |  |            |                |
|-----|---------------|--|------------|----------------|
| 15. | <b>020399</b> | <b>Woodlake GVH Unit 1 PUD</b><br>(On the northeast corner of Woodlake Parkway and FM 78)                | <b>2</b>   | <b>585 F-4</b> |
| 16. | <b>030138</b> | <b>Hill Country-Motel 6</b><br>(On the west side of Northwest F.M. Loop 1604, south of Bandera Rd.)      | <b>8</b>   | <b>547 A-3</b> |
| 17. | <b>030444</b> | <b>Fountainhead PUD</b><br>(On the east side of Fountainhead Drive, approximately 164' south of I.H. 10) | <b>8</b>   | <b>549 B-7</b> |
| 18. | <b>030346</b> | <b>The Meadows of Bridgewood Unit 9</b><br>(On the east side of Dueling Oak, 1035' to Leslie Road)       | <b>OCL</b> | <b>578 B-1</b> |
| 19. | <b>030580</b> | <b>Romero Villa</b>  | <b>7</b>   | <b>547 F-6</b> |

(On the east side of Rochelle Road, approximately 310' north of Whitby Road)

- |     |        |  |            |                |
|-----|--------|--|------------|----------------|
| 20. | 040178 | <b>Royal San Antonio Apartments PUD</b><br>(On the south side of UTSA Boulevard, approximately 130' east of Road Runner Way) | <b>8</b>   | <b>514 A-7</b> |
| 21. | 040144 | <b>Lookout Canyon VA Unit 2 PUD</b><br>(The north and south extension of Lookout Cove)                                       | <b>OCL</b> | <b>451 C-7</b> |
| 22. | 040214 | <b>D.S.S.I. Store No. 1052</b><br>(At the intersection of F.M. Loop 1604 and Judson Road)                                    | <b>10</b>  | <b>518 F-3</b> |

**DEFERRAL:**

- |     |        |   |          |                |
|-----|--------|---|----------|----------------|
| 23. | 040281 | <b>Texas Collision</b><br>(On the west side of West Ave., 248' south of Nassau Drive) | <b>1</b> | <b>582 A-3</b> |
|-----|--------|---|----------|----------------|

## **INDIVIDUAL CONSIDERATION**

**PUD PLAN w/PUBLIC HEARING:**

- |     |        |   |          |                |
|-----|--------|---|----------|----------------|
| 24. | 04-003 | <b>Grayson Park PUD Plan</b><br>(East of Henderson Pass and south of Thousand Oaks Rd.) | <b>9</b> | <b>517 D-6</b> |
|-----|--------|---|----------|----------------|

**PLAT w/PUBLIC HEARING:**

- |     |        |   |          |                |
|-----|--------|---|----------|----------------|
| 25. | 040013 | <b>Grayson Park (a townhouse PUD)</b><br>(On the south side of Thousand Oaks Dr., 1328' southeast of Henderson Pass). | <b>9</b> | <b>517 D-6</b> |
|-----|--------|---|----------|----------------|

**PLAT w/PUBLIC HEARING:**

- |     |        |  |          |                |
|-----|--------|--|----------|----------------|
| 26. | 040263 | <b>Arroyo Vista (variances)</b><br>(On the southwest corner of Pharis Street and S.W. 39 <sup>th</sup> Street) | <b>6</b> | <b>614 F-4</b> |
|-----|--------|--|----------|----------------|

- |     |  |  |  |  |
|-----|--|--|--|--|
| 27. | A resolution reappointing a member to the Land Development Services Committee for a two year term. |  |  |  |
|-----|--|--|--|--|

**SPECIAL PROJECTS:**

- |     |   |  |  |  |
|-----|---|--|--|--|
| 28. | <b>SP No. 1101</b> Request to close, vacate and abandon an improved 20-foot wide alley located between Clamp and Mango Avenues adjacent to NCB 9373 |  |  |  |
|-----|---|--|--|--|

29. **SP No. 1140** Request to close, vacate and abandon an improved portion of Hunstock Avenue Public Right of Way located between Whittier Street and Grove Avenue adjacent to NCB 2980
30. **SP No. 2001-23** Request that the City of San Antonio close, vacate and abandon an improved portion of Old Lockhill-Selma Road (2.9946 acres) between De Zavala and New Lockhill-Selma Roads.
31. Public Hearing and consideration of a resolution regarding the proposed expansion of the Southside Initiative through limited purpose annexation and recommending a regulatory plan for the area. (Planning Department)
32. Public hearing and consideration of a resolution amending the land use plan contained in the Arena District/Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 5.35-acres located at 4701 Dietrich Road from Open Space/Park and Light Industrial land uses to Heavy Industrial land use.(Planning Department)
33. Consideration of a resolution to recommend an amendment to the land use element of the Southside Initiative Community Plan from no specific land use designation to Agriculture, Resource Protection/Open Space, and Agriculture and Light Industry land uses for an area of approximately 4,080 acres, extending from the southern limited purpose city limits of the City of San Antonio, southerly and along the western right-of-way line of State Highway 16 to a southern boundary extending easterly following the southern right-of-way line of S Loop 1604 W for an approximate distance of 1.6 miles, and then parallel to S Loop 1604 W as defined by the Texas Department of Transportation, for an approximate distance of 3.25 miles to the eastern boundaries of and including the Galvan and Duran tracts; thence northeasterly to the eastern right-of-way line of Pleasanton Rd. continuing northeasterly along said right-of-way to the limited purpose city limits of the City of San Antonio; the area being generally between State Hwy 16 and Pleasanton Rd. as it conforms to the approval criteria set forth in the Unified Development Code, 35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans."

**RIGHT-OF-WAY DEDICATION:**

34. **RWD 04-05-002 Robert & Patricia Calderon** **OCL 750 D-1**  
(On the east side of Pleasanton Road, north of Loop 1604)
35. Citizens to be Heard.
36. Approval of the minutes for May 26, 2004.
37. Director's report.
38. Questions and Discussion
39. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

**40. ADJOURNMENT.**